

Herr Construction, Inc.

Plaintiff

vs.

Stoneridge Associates, LLP**State of Wisconsin**

Defendant

CASE NO. 13CV00226

CASE CODE. 30404

(Foreclosure of Mortgage)

The amount claimed exceeds \$5,000

NOTICE OF FORECLOSURE SALE

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on June 5, 2013 in the amount of \$1,747,963.55, the Sheriff will sell the described premises at public auction as follows:

TIME: August 7, 2013 at 10:00 a.m.

TERMS: Pursuant to said judgment, 10% of the successful bid must be paid to the sheriff at the sale in cash, cashier's check or certified funds, payable to the Waukesha County Sheriff's Dept. (personal checks cannot and will not be accepted). The balance of the successful bid must be paid to the clerk of courts in cash, cashier's check, or certified funds no later than ten days after the court's confirmation of the sale or else the 10% down payment is forfeited to the plaintiff. The property is sold "as is" and subject to all liens and encumbrances.

PLACE: In the main lobby of the Sheriff's Department/Justice Center, Door No. 8, 515 West Moreland Boulevard, Waukesha, Wisconsin.

DESCRIPTION: See Attached Exhibit A

PROPERTY ADDRESS: Vacant land on C.T.H. "D", Dousman, Wisconsin

DATED: June 19th, 2013

WILLIAM E. RYAN
Attorney for Plaintiff
631 North Mayfair Road
Wauwatosa, WI 53226

Daniel J. Trawicki
Daniel J. Trawicki
Waukesha County Sheriff

2013 JUN 19 AM 11:27
WAUKESHA SHERIFF DEPT.
RECORD DIVISION

Pursuant to the Fair Debt Collection Practices Act (15 U.S.C. Section 1692), we are required to state that we are attempting to collect a debt on our client's behalf and any information we obtain will be used for that purpose.

Cs# 13CV00226
Stoneridge Assoc

EXHIBIT "A"

PARCEL A:

All that part of the Northwest 1/4 and Southwest 1/4 of Section 15, Township 6 North, Range 17 East, in the Village of Dousman, Waukesha County, Wisconsin, bounded and described as follows:

Commencing at the Northwest corner of said Section 15; thence North 89° 53' 59" East along the North Line of the said Northwest 1/4, 285.51 feet to the place of beginning of the following description:

Thence continuing North 89° 53' 59" East along said North line, 1679.52 feet to a point; thence South 00° 18' 46" East, 1332.20 feet to a point; thence North 89° 53' 59" East, 680.17 feet to a point on the East Line of the Northwest 1/4 of said Section 15; thence South 00° 00' 49" East along said East line, 389.05 feet to a point on the Westerly line of former railroad tract; thence South 01° 24' 45" West along said Westerly line, 801.09 feet to a point; Thence South 24° 28' 52" West, 122.62 feet to a point on the Northwesterly line of said former railroad tract; Thence South 40° 28' 39" West along said Northwesterly Line, 1501.76 feet to a point of curve; thence Southwesterly along the arc of curve whose center lies to the Southeast whose radius is 662.72 feet and whose chord bears South 29° 54' 33" West, 243.10 feet to a point on the South line of the Northeast 1/4 of the Southwest 1/4 of said Section 15; thence North 89° 58' 34" West along said South line 149.16 feet to the Southwest corner of the Northwest 1/4 of the Southwest 1/4 of said Section 15; thence North 00° 18' 51" West, 1335.35 feet to the Northwest corner of the Northwest 1/4 of the Southwest 1/4 of said Section; thence North 89° 35' 34" West, 23.29 feet to a point; Thence North 00° 07' 55" West, 350.02 feet to a point; thence North 89° 35' 34" West, 1014.48 feet to a point; thence North 00° 07' 55" West, 2289.82 feet to the place of beginning.

EXCEPTING THEREFROM that part conveyed by Warranty Deed from Stoneridge Associates, LP a/k/a Stoneridge Associates to Christopher J. Heitman and Carla J. Heitman, recorded as Document No. 3980938 AND further described as follows:

Part of the Northwest 1/4 and Southwest 1/4 of Section 15, Township 6 North, Range 17 East, in the Village of Dousman (formerly Town of Ottawa), County of Waukesha, State of Wisconsin, bounded and described as follows:

Commencing at the Northwest corner of said Section 15; thence North 89° 53' 59" East along the North line of the said Northwest 1/4, 1299.94 feet to the place of beginning of the following description:

thence continuing North 89° 53' 59" East along said North line, 665.09 feet to a point; thence South 00° 18' 46" East, 1332.20 feet to a point; thence North 89° 53' 59" East, 680.17 feet to a point on the East line of the Northwest 1/4 of said Section 15; thence South 00° 00' 49" East along said East line, 389.05 feet to a point on the Westerly line of former railroad tract; thence South 01° 24' 45" West along said Westerly line, 801.09 feet to a point; thence South 24° 28' 52" West, 122.62 feet to a point on the Northwesterly line of said former railroad tract; thence South 40° 28' 39" West along said Northwesterly line, 1501.76 feet to a point of curve; thence Southwesterly along the arc of curve whose center lies to the Southeast, whose radius is 662.72 feet and whose chord bears South 29° 54' 33" West, 243.10 feet to a point on the South line of the Northeast 1/4 of the Southwest 1/4 of said Section 15; thence North 89° 58' 34" West along said South line 149.16 feet to the Southwest corner of the Northwest 1/4 of the Southwest 1/4 of said Section 15; thence North 00° 18' 51" West, 1335.35 feet to the Northwest corner of the Northwest 1/4 of the Southwest 1/4 of said Section; thence North 89° 35' 34" West, 23.39 feet to a point; thence North 00° 07' 55" West 2648.82 feet to the place of beginning.

Part of TAX KEY NO. (for information purposes) DOUV 1642999006

PARCEL B:

All that part of the Northwest 1/4 of Section 15, Township 6 North, Range 17 East, in the Village of Dousman, Waukesha County, Wisconsin, bounded and described as follows:

Commencing at the Northwest corner of said Section 15, said point the place of beginning of the following description; thence North 89° 53' 59" East, 285.51 feet along the North line of said Northwest 1/4 to a point; thence South 00° 07' 55" East, 2289.82 feet to a point; thence North 89° 35' 34" West, 285.52 feet to a point on the West line of the said Northwest 1/4; thence North 00° 07' 55" West along the said West line, 2287.29 feet to the place of beginning.

TAX KEY NO. (for information purposes) DOUV 1642999004

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WAUKESHA SHERIFF DEPT.
RECORD DIVISION

As # 13CV00226
Stoneridge Assoc

PARCEL C:

Parcel 1:

All that part of the North 1/2 of the Southeast 1/4 of Section 16, Township 6 North, Range 17 East, in the Village of Dousman, Waukesha County, Wisconsin, bounded and described as follows: Commencing at the center of said Section 16; thence South along the West line of the Southeast 1/4 of said Section 16, 850 feet; thence Northeasterly along the center of a ditch, 1100 feet more or less to a point which is 730 feet South of the North line and 1080 feet East of the West line of said 1/4 Section; thence East and parallel to the North line of said 1/4 Section 480 feet; thence Southeasterly 420 feet more or less to a point which is 1050 feet South of the North line and 800 feet West of the East line of said 1/4 Section; thence East and parallel to the North line of said 1/4 Section, 800 feet to a point in the East line of said 1/4 Section; thence North along said East line 1050 feet to the Northeast corner of said 1/4 Section; thence West along the North line of said 1/4 Section 2598 feet more or less to the place of beginning.

TAX KEY NO. (for information purposes) DOUV 1648999001

Parcel 2:

All that part of the Northeast 1/4 of Section 16 in the aforesaid Township 6 North, Range 17 East, in the Village of Dousman, Waukesha County, Wisconsin, lying East of the highway and bounded and described as follows:

Commencing at the Northeast corner of said Section 16; thence South along the Section line 2648 feet to the Quarter Section corner; thence West along the Quarter Section line 2598 feet to the center of said Section 16; thence North along the Quarter Section line 165 feet to the center of the Highway; thence North 83° 40' East, 33 feet; thence North 49.5° East, 131 feet; thence along the center of said highway North 44.25° East, 3220 feet to the North line of said Section; thence East and along the North line 217 feet to the place of beginning.

EXCEPTING THEREFROM that part conveyed in Warranty Deed recorded on March 17, 1993, on Reel 1665, Image 572, as Document No. 1819362.

TAX KEY NO. (for information purposes) DOUV 1645996

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